



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 44 Malcolm Crescent, SHEPPARTON 3630

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$170,000 - \$180,000**

### Median sale price

Median **House** for **SHEPPARTON** for period **Aug 2019 - Aug 2019**

Sourced from **RP Data**.

**\$280,000**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**79 Malcolm Crescent,**  
Shepparton 3630

Price **\$158,000** Sold 09  
October 2019

**33 Cameron Avenue,**  
Shepparton 3630

Price **\$167,000** Sold 14  
October 2019

**21 Cameron Avenue,**  
Shepparton 3630

Price **\$172,000** Sold 03 July  
2019

This Statement of Information was prepared on 7th Jan 2020

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from RP Data.

### Stockdale & Leggo Shepparton

91 Wyndham Street,  
Shepparton VIC 3630

### Contact agents



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**Stockdale  
& Leggo**